



**City of New Orleans**  
Mayor LaToya Cantrell

# Board of Zoning Adjustments

## Final Agenda

**January 11, 2021**

### MEETING INFORMATION

#### LOCATION\*

Livestream at:

[http://cityofno.granicus.com/viewPublisher.php?view\\_id=2](http://cityofno.granicus.com/viewPublisher.php?view_id=2)

or

[https://www.youtube.com/channel/UCoE99Rj\\_b4gJiO3KnZictjg/featured](https://www.youtube.com/channel/UCoE99Rj_b4gJiO3KnZictjg/featured)

\*Interested parties without computer and/or internet access should contact staff in advance of the meeting to make arrangements.

#### TIME

10:00 a.m.

#### BOARD MEMBERS

Candice M. Forest – Chair  
Todd C. James – Vice Chair  
Tamara Agins  
José Alvarez  
Jaime Ramiro Diaz  
Alfonso Gonzalez II  
Matthew Rufo

The general public cannot speak with the members personally.

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The Board of Zoning Adjustments hereby certifies that it will convene a meeting on January 11, 2021 electronically via Zoom in accordance with the provisions of La. R.S. 42:17.1(A)(2)(a)-(c).

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The Board of Zoning Adjustments consists of seven citizen members appointed by the Mayor and approved by the City Council. The City Charter grants the Board the power to permit exceptions to or variations from the City's zoning regulations and to hear decision appeals from the Director of the Department of Safety and Permits in accordance with the principles, conditions, and procedures set forth in Article 4 of the City's Comprehensive Zoning Ordinance. The decision made by the Board will be provided in the form of a resolution. The resolution should be produced by **January 21, 2021**

#### **GENERAL RULES OF ORDER**

Robert's Rules of Order govern the conduct of the meeting. Any member of the public may provide written comment during the meeting on any matter before the Board. If you wish to appear before the Board, please fill out a digital speaker card at the following link:

<https://forms.gle/zV4gPyQvhrdAbXaQA>

A moderator will read into the record all comments pertaining to that item that have been submitted in accordance with these rules. Comments will be read aloud in a normal speaking voice. The moderator will discontinue reading a comment once it exceeds two (2) minutes.

**A. Call to Order, Roll Call, Adoption of Minutes, Communications, and Reading of Hearing Rules**

**Special Public Hearing Rules for Board of Zoning Adjustments Hearings held via Video Conference**

**A. Order of Business.** The order of business at the hearing shall be as follows:

- a. Call to order and roll call, with recording of members present.
- b. Approval of Minutes
- c. Reading and Adoption of the Hearing Rules
- d. Presentation of Dockets.
  - i. Staff Presentation
  - ii. Applicant Presentation
  - iii. Questions from Members
- e. Recess for 30 minutes
- f. Consideration of Dockets
  - i. Public Comment
  - ii. Rebuttal by Applicant
  - iii. Questions from Members
  - iv. Voting
- g. Any Other Matters
- h. Adjournment

**B. Presentation of Dockets.** The order of business for each docket shall be as follows:

- a. **Presentation by the City Planning Commission staff or the Department of Safety and Permits staff;**
- b. **Presentation by the Applicant or their representative;** The appellant or applicant may appear on their behalf or be represented by a duly authorized agent. Only one representative may speak on behalf of a request and must pre-register with the staff of the City Planning Commission. Other representatives or speakers may sign up to provide comments during the public comment portion of the meeting. The applicant shall be allowed a maximum of five (5) minutes.
- c. **Questions from Members.** The members have an opportunity to ask questions of the staff or applicant.

**C. Recess.** The Board shall take a 30-minute recess to allow members of the public to submit comments.

**D. Public Comment.**

- a. **Rules.** Only written public comment will be allowed. Live public comment will not be allowed. No member of the public may submit more than one written comment per agenda item.
- b. **Time allowed for public comment.** The public comment form will be made available at the start of the meeting and will close at the end of the 30-minute recess.
- c. **Form.** Public comments must be submitted electronically on the form provided by the City Planning Commission. Any comment missing this information will not be read aloud. Each submission must contain:
  - i. The commenter's first and last name,
  - ii. The commenter's address,
  - iii. Whether the commenter is being paid in connection with his or her comments,
  - iv. The agenda item

- d. **Reading of Public Comments.** A moderator will read into the record all comments pertaining to that item that have been submitted in accordance with these rules. Comments will be read aloud in a normal speaking voice. The moderator will discontinue reading a comment once it exceeds two (2) minutes.
- E. **Rebuttal by Applicant.** Following the public comment period, if there is opposition the authorized representative of the application is allowed a rebuttal not to exceed five (5) minutes.
- F. **Questions from Members.** Following the public comment and rebuttal, the members have an opportunity to ask questions of the staff or applicant.
- G. **Voting.**
  - a. **Making a motion.** The member making a motion shall clearly state their name when making a motion. For example, "I, (insert name), move to approve/deny/ the request."
  - b. **Seconding a motion.** The member seconding a motion shall clearly state their name when seconding the motion. For example, "I, (insert name), second the motion made by (other member)."
  - c. **Statement by Chair.** The chair will restate the motion, confirming who made and seconded the motion.
  - d. **Voting.** The chair will request a verbal vote from each member by roll call. Each member will indicate "Yea" to vote in support of the motion, or "Nay" to vote in opposition.



**B. Unfinished Business – Director of Safety and Permits Decision Appeals****Item 2 – Docket Number: 085-20**

<b>Applicant or Agent:</b>	Amicus CV Borrower LLC	
<b>Property Location:</b>	631 Broadway Street	<b>Zip:</b> 70118
<b>Bounding Streets:</b>	Broadway St., St. Charles Ave., Audubon St., Hampson St.	
<b>Zoning District:</b>	HU-RD2, HU-RM2	
<b>Historic District:</b>	Uptown	<b>Planning District:</b> Planning
<b>Existing Use:</b>	Multi-Family Use	<b>Square Number:</b> 70
<b>Proposed Use:</b>	Multi-Family Use	<b>Lot Number:</b> B

**Request:** This is an appeal of a decision of the Director of the Department of Safety and Permits as per Article 4, Section 4.8 of the Comprehensive Zoning Ordinance regarding the factual determination of bedroom count for purposes of applying the newly created University Area Off-street Parking IZD regarding permit No. 20-21972-RNVN.

**C. New Business – Variances****Item 3 – Docket Number: 001-21**

<b>Applicant or Agent:</b>	MCole & Associates LLC	
<b>Property Location:</b>	2110 Mardi Gras Boulevard	<b>Zip:</b> 70114
<b>Bounding Streets:</b>	Mardi Gras Blvd., Numan St., Columbus St., Casa Calvo St., Copernicus St.	
<b>Zoning District:</b>	HU-RD1 Historic Urban Two-Family Residential District	
<b>Historic District:</b>	N/A	<b>Planning District:</b> 12
<b>Existing Use:</b>	Vacant Lot	<b>Square Number:</b> 27
<b>Proposed Use:</b>	Single-Family Residence	<b>Lot Number:</b> 3A (Proposed)
<b>Project Planner:</b>	Rachael Berg ( <a href="mailto:rberg@nola.gov">rberg@nola.gov</a> ) and Aspen Nero ( <a href="mailto:asnero@nola.gov">asnero@nola.gov</a> )	

**Request:** This request is for a variance from the provisions of Article 11, Section 11.3.A.1 (Table 11-2A) of the Comprehensive Zoning Ordinance, in conjunction with Subdivision Docket 069-20, to permit the creation of a lot with insufficient lot depth.

**Requested Waiver:****Article 11, Section 11.3.A.1 (Table 11-2A) – Minimum Lot Depth**

Required: 90 ft	Provided: 87.469 ft	Waiver: 2.531 ft
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**Item 4 – Docket Number: 002-21**

**Applicant or Agent:** MCole & Associates LLC  
**Property Location:** 2120 Mardi Gras Boulevard **Zip:** 70114  
**Bounding Streets:** Mardi Gras Blvd., Numan St., Columbus St., Casa Calvo St., Copernicus St.  
**Zoning District:** HU-RD1 Historic Urban Two-Family Residential District  
**Historic District:** N/A **Planning District:** 12  
**Existing Use:** Vacant Lot **Square Number:** 18  
**Proposed Use:** Single-Family Residence **Lot Number:** 3B (Proposed)  
**Project Planner:** Rachael Berg ([rberg@nola.gov](mailto:rberg@nola.gov)) and Aspen Nero ([asnero@nola.gov](mailto:asnero@nola.gov))

**Request:** This request is for a variance from the provisions of Article 11, Section 11.3.A.1 (Table 11-2A) of the Comprehensive Zoning Ordinance, in conjunction with Subdivision Docket 069-20, to permit the creation of a lot with insufficient lot depth.

**Requested Waiver:****Article 11, Section 11.3.A.1 (Table 11-2A) – Minimum Lot Depth**

Required: 90 ft

Provided: 38.651 ft

Waiver: 51.349 ft

**Item 5 – Docket Number: 003-21**

**Applicant or Agent:** Folger Coffee Company  
**Property Location:** 5500 Chef Menteur Highway **Zip:** 70126  
**Bounding Streets:** Chef Menteur Hwy./US 90, Jourdan Rd., I-10, Industrial Canal  
**Zoning District:** MI Maritime Industrial District  
**Historic District:** N/A **Planning District:** 9  
**Existing Use:** Food Processing **Square Number:** 427  
**Proposed Use:** Food Processing **Lot Number:** 1036  
**Project Planner:** Joseph Colón ([jacolon@nola.gov](mailto:jacolon@nola.gov)) and Kelly Butler ([kgbutler@nola.gov](mailto:kgbutler@nola.gov))

**Request:** This request is for a variance from the provisions of Article 23, Section 23.13.A of the Comprehensive Zoning Ordinance to permit renovations to an existing food processing plant with a recycling container that is not fully enclosed.

**Requested Waiver:****Article 23, Section 23.13.A – Screening Requirements (Recycling Containers)**

Required: Fully enclosed

Proposed: Not fully enclosed

Waiver: Not fully enclosed



**Item 6 – Docket Number: 004-21**

**Applicant or Agent:** Mission Properties Foundation, Adamick Architecture  
**Property Location:** 1123 Baronne Street **Zip:** 70113  
**Bounding Streets:** Baronne St., Clio St., Oretha Castle Haley Blvd., Calliope St.  
**Zoning District:** MU-2 High Intensity Mixed-Use District  
**Historic District:** N/A **Planning District:** 2  
**Existing Use:** Vacant Lot **Square Number:** 254  
**Proposed Use:** Multi-Family Residence **Lot Number:** 3-A, 3-B  
**Project Planner:** Joanna Farley ([jbfarley@nola.gov](mailto:jbfarley@nola.gov)) and Valerie Goines ([valerie.goines@nola.gov](mailto:valerie.goines@nola.gov))

**Request:** This request is for variances from the provisions of Article 15, Section 15.3.A.1 (Table 15-2) and Article 22, Section 22.4.A (Table 22-1) of the Comprehensive Zoning Ordinance to permit the construction of a multi-family residence with insufficient lot area per dwelling unit, minimum rear yard, and insufficient off-street parking.

**Requested Waivers:****Article 15, Section 15.3.A.1 (Table 15-2) – Minimum Lot Area**

Required: 800 sf/du      Proposed: 204.37 sf/du      Waiver: 595.63 sf/du

**Article 15, Section 15.3.A.1 (Table 15-2) – Minimum Rear Yard**

Required: 20 ft      Proposed: 15ft, 2 ¼ in      Waiver: 4 ft, 9 ¼ in

**Article 22, Section 22.4.A (Table 22-1) – Off-Street Vehicle Parking Requirements**

Required: 20 spaces      Proposed: 0 spaces      Waiver: 20 spaces

**Item 7 – Docket Number: 005-21**

**Applicant or Agent:** Jonel Daphnis, Emily Nichols, Adamick Architecture  
**Property Location:** 1216 Kerlerec Street **Zip:** 70116  
**Bounding Streets:** Kerlerec St., Henriette Delille St., Esplanade Ave., Marais St.  
**Zoning District:** HMR-3 Historic Marigny/Tremé/Bywater Residential District  
**Historic District:** Tremé **Planning District:** 4  
**Existing Use:** Single-Family Residence **Square Number:** 381  
**Proposed Use:** Two-Family Residence **Lot Number:** 15  
**Project Planner:** Travis Martin ([trlmartin@nola.gov](mailto:trlmartin@nola.gov)) and Sabine Lebailleur ([selebailleur@nola.gov](mailto:selebailleur@nola.gov))

**Request:** This request is for a variance from the provisions of Article 9, Section 9.3.A (Table 9-2) of the Comprehensive Zoning Ordinance to permit the conversion of a single-family residence to a two-family residence with insufficient lot width.

**Requested Waiver:****Article 9, Section 9.3.A (Table 9-2) – Minimum Lot Width**

Required: 30 ft      Provided: 26.167 ft      Waiver: 3.833 ft



**Item 8 – Docket Number: 006-21****Automatically Deferred to February 8, 2021 meeting**

**Applicant or Agent:** Keelan Jackson, Acadia Design + Development  
**Property Location:** 1129 N. White Street **Zip:** 70119  
**Bounding Streets:** N. White St., Orchid St., N. Dupre St., Bell St.  
**Zoning District:** HU-RD2 Historic Urban Two-Family Residential District  
**Historic District:** Esplanade Ridge **Planning District:** 4  
**Existing Use:** Single-Family Residence **Square Number:** 378  
**Proposed Use:** Single-Family Residence **Lot Number:** C  
**Project Planner:** Sydney Shivers ([sydney.shivers@nola.gov](mailto:sydney.shivers@nola.gov))

**Request:** This request is for a variance from the provisions of Article 11, Section 11.3.A.1 (Table 11-2A) of the Comprehensive Zoning Ordinance to permit the renovation of a single-family residence resulting in insufficient rear yard setback. **(AFTER THE FACT)**

**Requested Waiver:****Article 11, Section 11.3.A.1 (Table 11-2A) – Rear Yard**

Required: 2.3 ft (inherited right)

Proposed: 1.65 ft

Waiver: 0.65 ft.

**D. New Business – Director of Safety and Permits Decision Appeals****Item 9 – Docket Number: 007-21**

**Applicant or Agent:** Robert Strain  
**Property Location:** 7612-7614 Burthe Street **Zip:** 70118  
**Bounding Streets:** Burthe St., Hillary St., Maple St., Adams St.  
**Zoning District:** HU-RD2 Historic Urban Two-Family Residential District  
**Historic District:** Carrollton **Planning District:** 3  
**Existing Use:** Two-Family Residence **Square Number:** 98  
**Proposed Use:** Two-Family Residence **Lot Number:** 17

**Request:** This is an appeal of a decision of the Director of the Department of Safety and Permits as per Article 4, Section 4.8 of the Comprehensive Zoning Ordinance regarding the issuance of Building Permit No. 20-21060-RNVS for the structural renovation of an existing two-family residence in the University Area Interim Off-Street Parking Zoning District.

**E. New Business – Any Other Matters****Item 10 – Consideration – Amendment to the 2021 Board of Zoning Adjustments Meeting Schedule****Item 11 – Consideration – Changes to Variance Application Required Attachments****F. Adjournment**